



EAGLE MOUNTAIN CITY

City Council Staff Report

July 19th 2016

Project: Amendment to the Consolidated Fee Schedule (Site Plan Fee)

Applicant: Eagle Mountain Planning Department

Type of Action: Action Item

Background

This is a staff driven proposal to change the application fees for Site Plan Reviews in Eagle Mountain. Currently nonresidential site plan fees in Eagle Mountain are \$4,000 + an additional \$250 per acre. At the direction of the City Administrator we have reviewed site plan fees from surrounding communities and have found that, on average, Eagle Mountain Fees are higher than those of surrounding communities, and staff wishes to bring our fees in line.

Research

Staff researched the Commercial Site Plan fees in Lehi, Draper, Bluffdale, Saratoga Springs, Pleasant Grove, West Jordan, Lindon, Cottonwood Heights, Orem, and Riverton and calculated what site plan fees would be assessed for commercial projects recently developed in Eagle Mountain (ACE Rents, Questar, Pony Express Dental, Jiffy Lube, and Holiday Oil) and a typical Costco. The resulting fees are presented in the table below:

| Municipality | | | | | | | | | | | | |
|---------------------|----------------|------------|------------|-----------|------------------|----------------|-------------|------------|--------------------|------------|------------|------------|
| Project | Eagle Mountain | Lehi | Draper | Bluffdale | Saratoga Springs | Pleasant Grove | West Jordan | Lindon | Cottonwood Heights | Orem | Riverton | Average |
| ACE Rents | \$4,420.00 | \$588.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$836.00 | \$3,063.20 | \$2,000.00 | \$1,362.50 | \$1,500.00 | \$1,764.00 | \$2,093.97 |
| Questar | \$5,750.00 | \$2,450.00 | \$4,000.00 | \$500.00 | \$5,000.00 | \$1,900.00 | \$4,340.00 | \$3,750.00 | \$1,871.40 | \$1,500.00 | \$6,015.00 | \$3,370.58 |
| Pony Express Dental | \$4,412.50 | \$600.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$830.00 | \$3,056.00 | \$2,000.00 | \$1,520.00 | \$1,500.00 | \$1,755.00 | \$2,106.68 |
| Jiffy Lube | \$4,147.50 | \$196.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$612.00 | \$2,794.40 | \$2,000.00 | \$1,222.50 | \$1,500.00 | \$1,428.00 | \$1,945.40 |
| Holiday Oil | \$4,500.00 | \$700.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$900.00 | \$3,140.00 | \$2,000.00 | \$1,240.00 | \$1,500.00 | \$1,860.00 | \$2,121.81 |
| Average | \$4,646.00 | \$906.80 | \$2,400.00 | \$500.00 | \$5,000.00 | \$1,015.60 | \$3,278.72 | \$2,000.00 | \$1,443.28 | \$1,500.00 | \$2,564.40 | \$2,165.00 |
| Average Costco | \$6,750.00 | \$7,190.00 | \$8,200.00 | \$500.00 | \$5,000.00 | \$2,700.00 | \$5,300.00 | \$4,750.00 | \$6,133.00 | \$1,500.00 | \$8,130.00 | \$5,104.80 |

As you can see in the table, Eagle Mountain's Fees are consistently higher than in surrounding communities (Excel Table also attached), with the exception of Saratoga Springs.

Proposal

Feeling that a change in site plan fees was warranted, Staff put together 10 different site plan fee proposals and ran the different projects through each fee structure. In addition to seeing how the fee structures performed for the selected projects, staff also tested for large scale projects (50+ acres), as there is a possibility of a large scale nonresidential development in Eagle Mountain that doesn't exist in the other locations; ultimately, after consultation with Administration, staff recommends the following change to Site Plan Fees in Eagle Mountain:

0-5 Acres: \$2,000
5.1 – 10 Acres: \$4,000
10.1 – 50 Acres: \$6,000
50+ Acres: \$8,000

These site plan fees place Eagle Mountain more in line with other communities, they are clear and easy to calculate and explain, and they place a cap on fees for large 50+ acre developments. Below is a table showing what fees would have been for past projects using the proposed fee structure:

| Fees Under New Proposal | |
|-------------------------|------------|
| Project | Proposal |
| ACE Rents | \$2,000.00 |
| Questar | \$4,000.00 |
| Pony Express Dental | \$2,000.00 |
| Jiffy Lube | \$2,000.00 |
| Holiday Oil | \$2,000.00 |
| Average | \$2,000.00 |
| Average Costco | \$6,000.00 |

Recommendation

Staff recommends that the City Council adopt the proposed changes to Nonresidential Site Plan fees in Eagle Mountain.

Attachment

- ☐ Site Plan Fee Research Excel Table

Municipality

| Project | Eagle Mountain | Lehi | Draper | Bluffdale | Saratoga Springs | Pleasant Grove | West Jordan | London | Cottonwood Heights | Orem | Riverton | Average |
|-------------|----------------|------------|------------|-----------|------------------|----------------|-------------|------------|--------------------|------------|------------|------------|
| ACE Rents | \$4,420.00 | \$588.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$836.00 | \$3,063.20 | \$2,000.00 | \$1,362.50 | \$1,500.00 | \$1,764.00 | \$2,093.97 |
| Questar | \$5,750.00 | \$2,450.00 | \$4,000.00 | \$500.00 | \$5,000.00 | \$1,900.00 | \$4,340.00 | \$3,750.00 | \$1,871.40 | \$1,500.00 | \$6,015.00 | \$3,370.58 |
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| Holiday Oil | \$4,500.00 | \$700.00 | \$2,000.00 | \$500.00 | \$5,000.00 | \$900.00 | \$3,140.00 | \$2,000.00 | \$1,240.00 | \$1,500.00 | \$1,860.00 | \$2,121.81 |
| Average | \$4,646.00 | \$906.80 | \$2,400.00 | \$500.00 | \$5,000.00 | \$1,015.60 | \$3,278.72 | \$2,000.00 | \$1,443.28 | \$1,500.00 | \$2,564.40 | \$2,165 |
| Average Ct | \$6,750.00 | \$7,190.00 | \$8,200.00 | \$500.00 | \$5,000.00 | \$2,700.00 | \$5,300.00 | \$4,750.00 | \$6,133.00 | \$1,500.00 | \$8,130.00 | \$5,104.80 |

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| Average | \$4,646.00 | \$906.80 | \$2,400.00 | \$500.00 | \$5,000.00 | \$1,015.60 | \$3,278.72 | \$2,000.00 | \$1,443.28 | \$1,500.00 | \$2,564.40 | \$2,165 |
| Average Costes | \$6,750.00 | \$7,190.00 | \$8,200.00 | \$500.00 | \$5,000.00 | \$2,700.00 | \$5,300.00 | \$4,750.00 | \$6,133.00 | \$1,500.00 | \$8,130.00 | \$5,104.80 |

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- 1.7.4.8. Lot Split Application Fee.....\$1,600.00
- 1.7.4.9. Lot Line Adjustment Fee\$575.00
- 1.7.4.10. Revised Approved Construction Plans.....\$600.00
- 1.7.4.11. Recordation Fee.....\$800.00
- 1.7.4.12. Minor Plat Recording Fee Staff Time + Utah County Recording Fee
- 1.7.5. Site Plan Review Fees:
- 1.7.5.1. Residential Master Site Plan Review Fee \$2,000 (5-10 Acres), \$4,000 (10 Acres +)
- 1.7.5.2. Residential Site Plan Review Fee\$60.00/DU
- 1.7.5.3. Non-Residential Master Site Plan Review Fee \$2,000 (5-10 Acres), \$4,000 (10 Acres +)
- 1.7.5.4. Non-Residential Site Plan Review Fee:.....~~\$4,000.00 + \$250.00 per acre~~
\$2,000 (0-5 Acres)
\$4,000 (5.1-10 Acres)
\$6,000 (10.1-50 Acres)
1.7.5.4. \$8,000 (50+ Acres)
- 1.7.5.5. Temporary Non-Residential Site Plan Review Fee\$1,580.00
- 1.7.6. Annexation:
- 1.7.6.1. Application Fee.....\$1,500.00 + \$5.00 per acre
- 1.7.6.2. Capital Facility Plan Amendment Application Fee per Development.....\$9,750.00
- 1.7.7. Signs:
- 1.7.7.1. Permit Fee per Sign Face.....\$50.00 (except as abated by the City Council)
- 1.7.7.2. Sign Lease Fee..... As determined by the City Council
- 1.7.7.3. Sign Lease Application Fee\$50.00
- 1.7.8. Streets:
- 1.7.8.1. Street dedication or vacation.....\$300.00
- 1.7.8.2. Street name change application\$100.00
- 1.7.8.3. New street sign for name change approval
- 1.7.9. Board of Adjustment: variance, non-conforming use, conditional use appeal, appeal of Zoning Administrator\$100.00
- 1.7.10. Disposal of City Property: An amount to be set by action of the City Council on a case by case basis depending on the cost to the City and a fair and equitable charge to the applicant.
- 1.7.11. Application for Amendment to the General Plan and Development Code including text and map amendments in the nature of property rezoning shall be subject to an application fee of \$400.00 (No fee is associated with suggestions from the public in the nature of improvements in the law, to amend the development code or general plan)
- 1.7.12. Land Disposal Application Fee\$150.00
- 1.7.13. Utah County Surveyor Review Fee\$125.00
 (To be charged to initiating parties of annexations, disconnects, service district boundary creations or adjustments, consolidation of multiple local entities, or boundary adjustments between local entities.)

*Concept fees shall be credited towards additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.